Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	65 Clifton Springs Road, Drysdale VIC 3222

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $579,000 & $636,000

Median sale price

Median price $680,000 Property Type House Suburb Drysdale

Period - From 25/03/2025 to 24/09/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
29 Coorumby Avenue Clifton Springs VIC 3222	$600,000	12/09/2025
47 Boonderabbi Drive Clifton Springs VIC 3222	$600,000	05/09/2025
23 Barongarook Drive Clifton Springs VIC 3222	$635,000	02/05/2025

This Statement of Information was prepared on: 25/09/2025